

165.A

0007

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

456,400 / 456,400

USE VALUE:

456,400 / 456,400

ASSESSED:

456,400 / 456,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18-20		RICHARDSON AVE, ARLINGTON

## OWNERSHIP

Owner 1:	CORCORAN KATHERINE J	Unit #:	18
Owner 2:			
Owner 3:			

Street 1: 20 RICHARDSON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

## PREVIOUS OWNER

Owner 1:	MORGAN-CORCORAN KATHERINE -
Owner 2:	CORCORAN ERIK M -
Street 1:	20 RICHARDSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Aluminum Exterior and 1244 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7304																

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								315522
								GIS Ref
								GIS Ref
								Insp Date
								09/20/18

PREVIOUS ASSESSMENT								Parcel ID	165.A-0007-0018.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	449,600	0	.	449,600	449,600	449,600	Year End Roll	12/18/2019
2019	102	FV	447,300	0	.	447,300	447,300	447,300	Year End Roll	1/3/2019
2018	102	FV	396,000	0	.	396,000	396,000	396,000	Year End Roll	12/20/2017
2017	102	FV	361,300	0	.	361,300	361,300	361,300	Year End Roll	1/3/2017
2016	102	FV	361,300	0	.	361,300	361,300	361,300	Year End	1/4/2016
2015	102	FV	334,100	0	.	334,100	334,100	334,100	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN-CORCORAN	71438-287	2	8/7/2018	Convenience	10	No	No		
HAMILTON TERRAN	67218-598		5/9/2016		420,000	No	No		
KHAN AAMER/ALVE	62203-533		7/9/2013		340,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
1/8/2019	36	Heat App	18,774	C					9/20/2018	Measured	DGM	D Mann											
11/28/2018	1801	Siding	50,000	C					3/9/2017	SQ Returned	EMK	Ellen K											
6/7/2016	759	Redo Kit	30,000					REMOD KITCH +BATH	3/24/2014	NEW CONDO	PC	PHIL C											

Sign: VERIFICATION OF VISIT NOT DATA / / /

